



MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

Violet Varona-Lukens, Executive Officer
Clerk of the Board of Supervisors
383 Kenneth Hahn Hall of Administration
Los Angeles, California 90012

Director of Planning

At its meeting held June 21, 2005, the Board took the following action:

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Supervisor Molina made the following statement:

“There continues to be a housing shortage in Los Angeles County, which adversely affects housing affordability for all of Los Angeles County’s residents. The Southern California Association of Governments reported earlier this year that, between 1998 and 2005, Los Angeles County has issued building permits for the construction of only 21,682 out of 52,202, or 37 percent, of the housing units needed in the unincorporated area to meet its fair share of the regional housing needs.

“Given the current housing crisis, it is imperative that the County develop creative solutions to increase the housing supply, such as eliminating unnecessary barriers to housing development. Under current zoning, residential uses in commercially-zoned areas require a Conditional Use Permit. My concern is that requiring a Conditional Use Permit may discourage infill housing from being built in areas that are best suited to sustaining new housing opportunities. There may be commercially-zoned areas, such as declining commercial corridors, which pose opportunities to build infill housing and mixed-use developments. The unrealized potential in our commercial zones is an opportunity for housing that Los Angeles County cannot afford to ignore.”

Julie Moore, Supervising Regional Planner of Community Studies, Department of Regional Planning, addressed the Board.

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After discussion, on motion of Supervisor Molina, seconded by Supervisor Burke, duly carried by the following vote: Ayes: Supervisors Burke, Yaroslavsky, Knabe, and Molina; Noes: Supervisor Antonovich, the Director of Planning was instructed to:

1. Study and make recommendations on options for modifying the County's commercial zones to allow processing of residential developments and mixed-use projects through an administrative procedure;
2. Consider the different circumstances and different parts of the County that would be applicable and work with each Supervisorial District's Planning Deputy to take into consideration each District's commercial zones; and
3. Report back to the Board within 60 days with findings, including provisions for maintaining the commercial uses along the County's major commercial corridors.

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